



UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

STEVEN MITNICK, ESQ., SM0556

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Oldwick, New Jersey 08858

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Counsel to SM Financial Services Corporation

Order Filed on June 14, 2019
by Clerk
U.S. Bankruptcy Court
District of New Jersey

In Re:

Case No.: 07-22479-MBK

LANCASTER MORTGAGE BANKERS, LLC d/b/a DIRECT
LENDING GROUP

Hearing Date: June 10, 2019 at 10:00 a.m.

Debtor.

Judge: Honorable Michael B. Kaplan

**ORDER TO ALLOW JANE MITNICK, AS PRESIDENT OF SM FINANCIAL SERVICES CORPORATION, PURCHASER
OF THE REMAINING ASSETS OF LANCASTER MORTGAGE BANKERS, LLC d/b/a DIRECT LENDING GROUP TO
EXECUTE ASSIGNMENT OF MORTGAGE WITH REGARD TO 18 PEARL STREET, MIDDLEBOROUGH,
MASSACHUSETTS**

The relief set forth on the following pages, numbered two (2) through (2) is hereby ORDERED.

DATED: June 14, 2019

A handwritten signature in black ink, appearing to read "Michael B. Kaplan".

Honorable Michael B. Kaplan
United States Bankruptcy Judge

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LANCASTER MORTGAGE BANKERS, LLC d/b/a DIRECT LENDING GROUP

Case No.: 07-22479-MBK

ORDER TO ALLOW JANE MITNICK, AS PRESIDENT OF SM FINANCIAL SERVICES CORPORATION, PURCHASER OF THE REMAINING ASSETS OF LANCASTER MORTGAGE BANKERS, LLC d/b/a DIRECT LENDING GROUP TO EXECUTE ASSIGNMENT OF MORTGAGE WITH REGARD TO 18 PEARL STREET, MIDDLEBOROUGH, MASSACHUSETTS

THIS MATTER having been opened by this Court by way of a Notice of Motion by and through SM Financial Services Corporation's counsel seeking an Order to Allow Jane Mitnick, as President of SM Financial Services Corporation, Purchaser of the Remaining Assets of Lancaster Mortgage Bankers, LLC d/b/a Direct Lending Group to Execute Certain Assignment of Mortgage with Regard to 18 Pearl Street, Middleborough, Massachusetts, and the Court having considered same and for good cause:

IT IS ORDERED that:

Jane Mitnick, as President of SM Financial Services Corporation, Purchaser of the Remaining Assets of Lancaster Mortgage Bankers, LLC d/b/a Direct Lending can hereby execute Assignments of Mortgage, annexed hereto as Exhibit "A" on behalf of Lancaster Mortgage Bankers, LLC d/b/a Direct Lending Group a/k/a Lancaster Mortgage Bankers, LLC d/b/a Lancaster Mortgage with regard to the following mortgage:

- 1) Mortgage dated November 3, 2005
Property Location: 18 Pearl Street, Middleborough, Massachusetts
Recorded: November 4, 2005 in Book 31670, Page 98-116 of the Plymouth County (Massachusetts) Registry of Deeds

Exhibit “A”

14-019478

CORPORATION ASSIGNMENT OF DEED OF TRUST/MORTGAGE

FOR VALUE RECEIVED, **Lancaster Mortgage Bankers, LLC d/b/a Lancaster Mortgage, by and through SM Financial Services Corporation, Purchaser of the Remaining Assets of Lancaster Mortgage Bankers, LLC, THE UNDERSIGNED HEREBY GRANTS, ASSIGNS AND TRANSFERS TO:**

Deutsche Bank National Trust Company as Trustee For Residential Asset Securitization Trust Series 2006-A4 Mortgage Pass-Through Certificates Series 2006-D

WHOSE ADDRESS IS: **c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, P.O. Box 24737, West Palm Beach, Florida 33409**

ALL RIGHT, TITLE AND INTEREST IN THAT CERTAIN MORTGAGE DATED: **November 3, 2005**

EXECUTED BY: **Mark Baker**

Said Mortgage Is Recorded in Plymouth County Registry of Deeds in Book 31670, Page 98 (the "Mortgage")

LEGAL DESCRIPTION AS DESCRIBED ON MORTGAGE REFERRED TO THEREIN.

PROPERTY ADDRESS: **18 Pearl Street, Middleborough, MA 02346**

TOGETHER WITH THE NOTE OR NOTES THEREIN DESCRIBED OR REFERRED TO, THE MONEY DUE AND TO BECOME DUE THEREON WITH INTEREST, AND ALL RIGHTS ACCRUED OR TO ACCRUE UNDER SAID DEED OF TRUST/MORTGAGE.

DATED: _____

Lancaster Mortgage Bankers, LLC d/b/a Lancaster Mortgage, by and through SM Financial Services Corporation, Purchaser of the Remaining Assets of Lancaster Mortgage Bankers, LLC*

BY: _____

Jane Mitnick, President of SM Financial Services Corporation,
Purchaser of the Remaining Assets of Lancaster Mortgage
Bankers, LLC

**For Authority see Order of the U.S. Bankruptcy Court for the District of New Jersey (Trenton), Case No. 07-22479-MBK, dated December 8, 2015.*

STATE OF _____
County of: _____

The foregoing instrument was acknowledged and sworn before me this _____ day of _____, 201_____, by
as _____ of _____, who
is personally known to me or who has produced _____ as identification.

Notary Public
My commission expires:

In re:
Lancaster Mortgage Bankers, LLC
Debtor

Case No. 07-22479-MBK
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin
Form ID: pdf903

Page 1 of 3
Total Noticed: 2

Date Rcvd: Jun 17, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 19, 2019.

db +Lancaster Mortgage Bankers, LLC, 20 Independence Boulevard, Warren, NJ 07059-2731
atty +Vincent F. Papalia, Saiber, LLC, 18 Columbia Turnpike, Suite 200,
Florham Park, NJ 07932-2266

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jun 19, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 17, 2019 at the address(es) listed below:

Adam D. Greenberg on behalf of Interested Party Michael A Cohn agreenberg@hglclaw.com, btemple@hglclaw.com
Alexandra T. Garcia on behalf of Creditor Specialized Loan Servicing, LLC as servicer for U.S. Bank National Association, as Trustee for Terwin Mortgage Trust 2005-12ALT, Asset-Backed Certificates, Series 2005-12ALT NJECFMAIL@mwc-law.com, nj-ecfmail@ecf.courtdrive.com
Alexandra T. Garcia on behalf of Creditor U.S. Bank U.S. Bank National Association, as Trustee for Morgan Stanley Mortgage Loan Trust 2007-11AR NJECFMAIL@mwc-law.com, nj-ecfmail@ecf.courtdrive.com
Alexandra T. Garcia on behalf of Creditor Saxon Mortgage Services, Inc. NJECFMAIL@mwc-law.com, nj-ecfmail@ecf.courtdrive.com
Alexandra T. Garcia on behalf of Creditor Kondaur Capital Corporation NJECFMAIL@mwc-law.com, nj-ecfmail@ecf.courtdrive.com
Alexandra T. Garcia on behalf of Creditor U.S. Bank National Association, as Trustee for Morgan Stanley Mortgage Loan Trust 2007-11AR NJECFMAIL@mwc-law.com, nj-ecfmail@ecf.courtdrive.com
Alexandra T. Garcia on behalf of Creditor U.S. Bank National Association, as Trustee NJECFMAIL@mwc-law.com, nj-ecfmail@ecf.courtdrive.com
Alexandra T. Garcia on behalf of Creditor ONEWEST BANK FSB NJECFMAIL@mwc-law.com, nj-ecfmail@ecf.courtdrive.com
Allen I Gorski on behalf of Plaintiff Peggy Stalford agorski@gorskiknowlton.com
Brenda L. Brogdon on behalf of Creditor National City Mortgage Company mcohen@mwc-law.com, jhillier@mwc-law.com
Brenda L. Brogdon on behalf of Creditor Specialized Loan Servicing, LLC mcohen@mwc-law.com, jhillier@mwc-law.com
Brian C. Nicholas on behalf of Creditor The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, National Association, f/k/a JPMorgan Chase Bank, as Trustee For Truman Capital Mortgage Loan Trust 2006-1 bankruptcynotice@zuckergoldberg.com, bkgroup@kmllawgroup.com
Christine A. Pinto on behalf of Creditor Specialized Loan Servicing, LLC BKcourtnotices@parkermccay.com
Christine A. Pinto on behalf of Creditor ONEWEST BANK FSB BKcourtnotices@parkermccay.com
Christine A. Pinto on behalf of Creditor OneWest Bank, FSB as Servicer for Deutsche Bank National Trust Company BKcourtnotices@parkermccay.com
Colin R. Robinson on behalf of Defendant Elliott Salzman crobinson@pszjlaw.com
Colin R. Robinson on behalf of Defendant Michael Brennan crobinson@pszjlaw.com
David L. Stevens on behalf of Creditor RESIDENTIAL CREDIT SOLUTIONS, INC.
dstevens@scuramealey.com,
ecfbkfilings@scuramealey.com;dsklar@scuramealey.com;mmack@scura.com;lrichard@scura.com;jesposito@scuramealey.com

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Total Noticed: 2

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The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email)
system (continued)

Denise E. Carlon on behalf of Creditor U.S. Bank National Association, as trustee, on behalf of the holders of the Terwin Mortgage Trust 2006-7 Asset-BackedCertificates, TMTS Series 2006-7 bankruptcynotice@zuckergoldberg.com, bkgroup@kmlawgroup.com
Dori L. Scovish on behalf of Unknown Role Type Countrywide Home Loans doris@efwlaw.com
Dori L. Scovish on behalf of Creditor REO Properties Corporation c/o Green Tree Servicing, LLC doris@efwlaw.com
Dori L. Scovish on behalf of Creditor Deutsche Bank c/o Courntrywide Home Loans, Inc. doris@efwlaw.com
Dori L. Scovish on behalf of Creditor Deutsche Bank National Trust Company as Trustee, c/o BAC Home Loans Servicing, LP doris@efwlaw.com
Emmanuel J. Argentieri on behalf of Unknown Role Type Countrywide Home Loans bk@rgalegal.com
Emmanuel J. Argentieri on behalf of Creditor IndyMac Bank FSB bk@rgalegal.com
Emmanuel J. Argentieri on behalf of Creditor IndyMac Bank, F.S.B. bk@rgalegal.com
Emmanuel J. Argentieri on behalf of Creditor Specialized Loan Servicing, LLC bk@rgalegal.com
Emmanuel J. Argentieri on behalf of Defendant IndyMac Bank, FSB and as Successor in Interest to IndyMAc Mortgage Holdings, Inc. bk@rgalegal.com
Emmanuel J. Argentieri on behalf of Creditor Indymac Federal Bank FSB bk@rgalegal.com
Herbert K. Ryder on behalf of Defendant JP Morgan Chase hk3ryder@gmail.com, G16776@notify.cincompass.com
J. Alex Kress on behalf of Interested Party FDIC, as Receiver for Indymac Federal Bank, FSB akress@becker.legal, mambrose@becker.legal;akress@ecf.courtdrive.com
J. Alex Kress on behalf of Defendant FDIC as Receiver of IndyMac Federal Bank akress@becker.legal, mambrose@becker.legal;akress@ecf.courtdrive.com
J. Alex Kress on behalf of Defendant IndyMac Bank, FSB akress@becker.legal, mambrose@becker.legal;akress@ecf.courtdrive.com
J. Alex Kress on behalf of Defendant Deutsche Bank National Trust Company as Trustee Under the Pooling and Servicing Agreement Series INABS 2006-B akress@becker.legal, mambrose@becker.legal;akress@ecf.courtdrive.com
J. Alex Kress on behalf of Defendant FDIC, as Receiver for Indymac Federal Bank, FSB akress@becker.legal, mambrose@becker.legal;akress@ecf.courtdrive.com
Jaime B. Finberg on behalf of Creditor Litton Loan Servicing LP servicer for The Bank of New York Mellon f/k/a The Bank of New York as Trustee on Behalf of the Holders of the Terwin Mortgage Trust 2007-6ALT Asset-Backed Certificates Series nj.bkecf@fedphe.com
Jaime B. Finberg on behalf of Defendant HSBC Bank USA, National Association as Trustee for Nomura Asset Backed Certificate Series 2006-API nj.bkecf@fedphe.com
Jaime B. Finberg on behalf of Creditor Bank United nj.bkecf@fedphe.com
Jaime B. Finberg on behalf of Defendant Wells Fargo Bank, N.A., servicer for HSBC Bank, USA National Association, as Trustee for Nomura Asset Backed Certificate Series 2006-AFL nj.bkecf@fedphe.com
Jaime B. Finberg on behalf of Defendant U. S. Bank National Association as Trustee for Master Asset Backed Securities Trust 2005-AB1 nj.bkecf@fedphe.com
Jaime B. Finberg on behalf of Defendant HSBC BANK USA NATIONAL ASSOCIATION As Trustee for Deutsche Bank Alt 2006-AB2 nj.bkecf@fedphe.com
Jaime B. Finberg on behalf of Defendant Wells Fargo Bank, N.A., servicer for U.S. Bank National Association, as Trustee for Master Asset Backed Securities Trust 2005-AB1 nj.bkecf@fedphe.com
Jaime B. Finberg on behalf of Defendant Wells Fargo Bank, N.A., servicer for HSBC Bank, USA National Association, as Trustee for Deutsche Bank ALT 2006-AB2 nj.bkecf@fedphe.com
Karen B. Olson on behalf of Interested Party GMAC MORTGAGE, LLC kbo@kkmllp.com
Kristen D. Little on behalf of Interested Party DLJ MORTGAGE CAPITAL, INC., kristenl@lobaf.com, JulieP@lobaf.com;lobabfk@yahoo.com
Marisa Myers Cohen on behalf of Creditor National City Mortgage Company mcohen@mwc-law.com, jhillier@mwc-law.com
Melissa N. Licker on behalf of Creditor ONEWEST BANK, FSB melissa.licker@buckleymadole.com
Mitchell Malzberg on behalf of Trustee Peggy E. Stalford mmalzberg@mjmalzberglaw.com, dlapham@mjmalzberglaw.com
Nelson Diaz on behalf of Creditor U.S. Bank National Association, as Trustee ndiaz@milsteadlaw.com, bkecf@milsteadlaw.com
Peggy E. Stalford , pstalford@pstrustee.com;admin@remote7solutions.com, krichter@pstrustee.com, NJ96@ecfcbis.com
R. A. Lebron on behalf of Creditor FEDERAL NATIONAL MORTGAGE ASSOCIATION bankruptcy@feinsuch.com
R. A. Lebron on behalf of Creditor EMC MORTGAGE CORPORATION, AS SERVICER FOR, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CERTIFICATHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2005-AC6 bankruptcy@feinsuch.com
R. A. Lebron on behalf of Creditor UBS SPECIAL SERVICING GROUP, as servicer for ACT PROPERTIES, LLC bankruptcy@feinsuch.com
R. A. Lebron on behalf of Creditor LANCASTER MORTGAGE BANKERS, LLC., D/B/A/ DIRECT LENDING GROUP bankruptcy@feinsuch.com
R. A. Lebron on behalf of Creditor CHASE HOME FINANCE, LLC, as servicer for WELL'S FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY CAPITAL INC. TRUST 2006-HE1, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-HE1 bankruptcy@feinsuch.com
R. A. Lebron on behalf of Creditor ONEWEST BANK FSB bankruptcy@feinsuch.com
R. A. Lebron on behalf of Creditor BELTWAY CAPITAL, LLC bankruptcy@feinsuch.com
R. A. Lebron on behalf of Creditor RESIDENTIAL CREDIT SOLUTIONS, INC. bankruptcy@feinsuch.com
R. A. Lebron on behalf of Creditor IndyMac Bank, F.S.B. bankruptcy@feinsuch.com
R. A. Lebron on behalf of Creditor Beltway Capital Management, LLC bankruptcy@feinsuch.com
R. A. Lebron on behalf of Creditor JP Morgan Chase Bank, N.A. bankruptcy@feinsuch.com

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Total Noticed: 2

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The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

R. A. Lebron on behalf of Creditor EMC Mortgage Corporation bankruptcy@feinsuch.com
R. A. Lebron on behalf of Creditor American Home Mortgage Servicing, Inc.
bankruptcy@feinsuch.com
Richard D. Trenk on behalf of Creditor Normandy Warren Holdings, LLC rtrenk@msbnj.com,
cdeangelis@msbnj.com
Richard D. Trenk on behalf of Creditor Normandy Real Estate Partners rtrenk@msbnj.com,
cdeangelis@msbnj.com
Scott D. Sherman on behalf of Creditor First Niagara Leasing, Inc. ssherman@minionsherman.com
Scott S. Rever on behalf of Defendant Joseph Bentivegna srever@wjslaw.com,
srever@ecf.inforuptcy.com;dmendez@wjslaw.com;dmendez@ecf.inforuptcy.com
Steven J. Mitnick on behalf of Counter-Defendant Peggy E. Stalford, Trustee
smitnick@mmpclawfirm.com, lindsay@sm-lawpc.com
Steven J. Mitnick on behalf of Trustee Peggy E. Stalford smitnick@mmpclawfirm.com,
lindsay@sm-lawpc.com
Steven J. Mitnick on behalf of Plaintiff Peggy E. Stalford, Trustee smitnick@mmpclawfirm.com,
lindsay@sm-lawpc.com
Steven J. Mitnick on behalf of Plaintiff Peggy E. Stalford smitnick@mmpclawfirm.com,
lindsay@sm-lawpc.com
Steven J. Mitnick on behalf of Interested Party SM Financial Services Corporation
smitnick@sm-lawpc.com, lindsay@sm-lawpc.com
Steven J. Mitnick on behalf of Plaintiff Peggy Stalford, Trustee smitnick@mmpclawfirm.com,
lindsay@sm-lawpc.com
Steven J. Mitnick on behalf of Attorney Mitnick & Malzberg P.C. smitnick@mmpclawfirm.com,
lindsay@sm-lawpc.com
Warren S. Wolf on behalf of Defendant Green Tree Loan Servicing, LLC wwolf@goldbergwolf.com
Warren S. Wolf on behalf of Creditor OCWEN LOAN SERVICING, LCC. wwolf@goldbergwolf.com
Warren S. Wolf on behalf of Defendant REO Properties Corporation wwolf@goldbergwolf.com
TOTAL: 77